



Chancel Close, Brundall - NR13 5NA

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Chancel Close

Brundall, Norwich

NO CHAIN. This HIGH SPECIFICATION and BEAUTIFULLY EXTENDED detached bungalow has been MODERNISED, and presents an exceptional opportunity for those seeking spacious and versatile SINGLE-LEVEL accommodation in a highly convenient location. Boasting approximately 1874 Sq. ft (stms), the property is within easy walking distance of local amenities, reputable schooling, and excellent transport links. The welcoming entrance hall leads to an impressive 18' SITTING ROOM, perfect for relaxing or entertaining and including STUNNING BUILT-IN STORAGE SHELVING, whilst flowing seamlessly into the stunning 13' GARDEN ROOM which enjoys a GLAZED APEX WINDOW and sits under a VAULTED CEILING. The heart of the home is the LUXURY KITCHEN, finished with SLEEK GRANITE SURFACES, CENTRAL ISLAND and ample storage, which opens into a generous 22' DINING ROOM, ideal for family gatherings or dinner parties. Flexible in its layout, the bungalow offers the potential for up to FIVE BEDROOMS, with two currently opened up to create a larger room. Modern fixtures and fittings are found throughout, ensuring a comfortable and stylish living environment, POTENTIAL TO CONVERT THE LOFT, and with a useful INTEGRAL GARAGE which adds further practicality and storage. The property continues to impress with its thoughtfully DESIGNED OUTDOOR SPACES. The main rear garden is fully enclosed with timber panel fencing and enjoys a private, NON-OVERLOOKED ASPECT, creating a tranquil retreat. Mature planting and established shrubbery lines the boundaries, offering year-round interest and privacy. For those who love alfresco dining, the COURTYARD GARDEN offers a secluded setting laid to patio, accessible directly from both the dining room and utility room. This versatile space is ideal for summer entertaining or quiet relaxation.

- No Chain!
- Extended & Modernised Detached Bungalow
- Approx. 1874 Sq. ft (stms) of Accommodation
- 18' Sitting Room & 13' Garden Room with Vaulted Ceiling
- Luxury Kitchen with Granite Surfaces & 22' Dining Room
- Potential for Up to Five Bedrooms
- Private Non-Overlooked Gardens & Garage
- Walking Distance to Local Amenities, Schooling & Transport Amenities

Council Tax Band : E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

The property is situated at the centre of the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

SETTING THE SCENE

Set back from the road and approached via twin hard standing driveways, a central lawn creates a focal point to the garden with a range of mature planting and shrubbery. Access leads from the right hand driveway to the integral garage, whilst a footpath and gated access leads to the side of the property where the garden and main entrance door can be found.



THE GRAND TOUR

Once inside, the hall entrance offers a light and bright feel, and is finished with wood effect flooring underfoot for ease of maintenance. A built-in double storage cupboard sits to one side, with doors leading off to the bedroom and living accommodation. Immediately as you enter on the right hand side, the first of the double bedrooms comes into view with the front facing window and fitted carpet underfoot. The adjacent bedroom creates the principal suite with fitted carpet underfoot and front facing window overlooking the garden. A door leads to a private ensuite and walk-in wardrobe - including a range of storage shelving and hanging rails, whilst a further door takes you to a useful laundry room which offers a variety of uses. At present a range of storage units can be found with space for a washing machine and tumble dryer, with wood effect flooring underfoot. A door takes you to the rear courtyard, with built-in storage cupboard and integral access to the garage. The private en suite from the principal room is finished with a white three piece suite including a walk-in shower cubicle in a wet room style, with attractive tiled splash-backs and flooring, useful storage under the hand wash basin and heated towel rail. The main family bathroom has been updated and modernised to include extensive storage to both the wall and base level, with attractive work surfaces and a further walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower, tiled splash-backs and flooring. Heading up the hall entrance, the third bedroom includes side facing views, with potential to reinstate the partition wall creating a fourth bedroom if required. At present this large open plan room offers ample space for a bed and wardrobing, whilst enjoying two side facing windows. The last of the bedrooms is currently used as a study space with a further side facing window overlooking the courtyard, with wood effect flooring underfoot. The dining room creates the hub of the home connecting both the kitchen and living spaces, with wood flooring underfoot, ample space for a dining table and French doors and full height windows leading out to the courtyard seating area.

This light and bright room offers a variety of uses either for an entertainer or family, with the kitchen flowing seamlessly adjacent. Finished with a high quality range of wall and base level units and granite work surfaces. The kitchen includes a feature surround to the range style gas cooker with garden views through the rear facing window and door. A range of integrated appliances can be found including a fridge and freezer, with space for a dishwasher provided. Matching up-stands run around the work surface with tiled flooring underfoot and recessed spot lighting within the ceiling. The formal sitting room has been personalised to include a feature fireplace and extensive built-in shelving and storage drawers, whilst being finished with fitted carpet and enjoying full height windows and French doors into the adjacent garden room. Creating the wow factor with its vaulted ceiling and glazed apex window, the garden room extends the living space throughout the year, with windows to side and rear, French doors which lead out to the rear garden and tiled flooring underfoot.

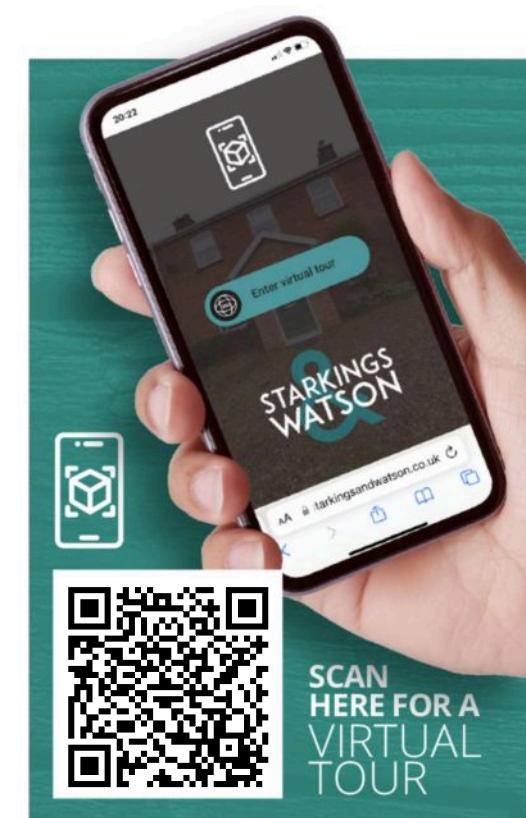
FIND US

Postcode : NR13 5NA

What3Words : //incorrect.carpets.audibly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing whilst enjoying a private non-overlooked aspect. A range of mature planting and shrubbery can be found to all boundaries, with a further patio seating area to the far corner along with a useful timber built storage shed. The main garden is laid to lawn with useful side access to the front driveway and an outside water supply. The courtyard garden offers a secluded tucked away setting which is laid to patio and is ideal for alfresco dining during the summer months - with doors leading from both the dining room and utility. The integral garage offers an up and over door to front, power and lighting.



Approximate total area⁽¹⁾

1874 ft²

173.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.